

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LA CANADA FLINTRIDGE

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

901 Valleycrest St	SF	Owner	0	0	0	1	1	0			
4917 Indianola	SF	Owner	0	0	0	1	1	0			
508 Georgian Rd	SF	Owner	0	0	0	1	1	0			
4234 Chevy Chase Dr	SF	Owner	0	0	0	1	1	0			
863 Berkshire Ave	SF	Owner	0	0	0	1	1	0			
335 Blythe Rd	SF	Owner	0	0	0	1	1	0			
3800 Domal Lane	SF	Owner	0	0	0	1	1	0			
1217 Olive Lane	SF	Owner	0	0	0	1	1	0			
508 Georgian Rd	SU	Owner	0	0	0	1	1	0			
(9) Total of Moderate and Above Moderate from Table A3					0	18					
(10) Total by Income Table A/A3			0	0	0	18					
(11) Total Extremely Low-Income Units*			0								

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	92	0	0	0	0	0	0	0	0	0	0	92
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	57	0	0	0	0	0	0	0	0	0	0	57
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		62	0	0	0	0	0	0	0	0	0	0	62
Above Moderate		105	0	5	18	0	0	0	0	0	-	23	82
Total RHNA by COG. Enter allocation number:		316	0	5	18	0	0	0	0	0	0	23	293
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Mortgage Credit Certif/Home Ownership Prg	Advertise programs - city sites	Continuous	Commence in 2015
Housing Choice Voucher Program	Section 8 rent subsidies	Continuous	On-going
Fair Housing Program	Promote fair housing practices	Continuous	On-going through LA County Community Development Commission. No complaints received in 2015.
Adequate Residential Sites	Rezone areas to high density	2/1/2014	Completed
Downtown Village Specific Plan Amendment	Amend to allow all MF types	2/1/2014	Completed
Lot Consolidation	Facilitate consolidation	Continuous	on-going when requested
Second Units/Accessory Living Quarters	Support development of 2nd units	Continuous	On-going
Code Enforcement (Community Preservation)	Prevent prop falling to substandard	Continuous	on-going
Residential Rehab/Sewer Connection	CDBG Grants for rehab/sewer	Continuous	On-going - 2 sewer connections completed FY 2014-2015
Condominium Conversion Ordinance	Addresses impact of conversion	Continuous	On-going
Multi-family Housing Acquisition/Rehab	ID units need rehab/find private devloper	Continuous	On-going

Density Bonus	Amend Zoning Ord to allow	2/1/2014	Completed
Special Needs Housing	Amend Zoning Ord to allow	2/1/2014	Completed
Senior and Workforce Housing	Facilitate & encourage development	Continuous	On-going as requested
Senior and Workforce Housing	Facilitate & encourage development	Continuous	On-going as requested

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General Comments: